

4.11 Public Services and Recreation

4.11.1 Environmental Setting

PHYSICAL SETTING

Public Safety and Emergency Services

Belmont Police Department

Facilities and Staffing

The Police Department is located in City Hall at One Twin Pines Lane, as shown in Figure 4.11-1, along with numerous other public service facilities in the Planning Area. Table 4.11-1 shows the staffing of the Police Department by divisions. In addition to full-time staff members, the Police Department also receives support from reserve police officers, Police Explorers, and citizen volunteers. The Special Weapons and Tactics Team (SWAT) is a division of the San Mateo County Sheriff's Office offering specialized support within San Mateo County.

Table 4.11-1: Belmont Police Department Staffing by Divisions

<i>Divisions</i>	<i>Number of Employees</i>
Administration	5
Operations Division	
Patrol	19
Traffic	2
Community Service	3
Code Enforcement	1
Support Services Division	
Records	3
Communications	5
Investigations	3
Youth Services/School Resources	2
Total	43

Source: City of Belmont, 2016.

Service Standards

In 2016, the Belmont Police Department had an average response time to Priority 1 calls of four minutes and a service ratio of 1.2 sworn officers per 1,000 residents. Currently, the department does not have any standards set for its response time or service ratio.

Belmont Fire Department

Facilities and Staffing

The Belmont Fire Protection District (BFPD) operates two fire stations (Station 14 and Station 15), a Fire Administration office, and a temporary location for two vehicles at 15 Karen Road. Figure 4.11-1 shows the locations of both fire stations. Table 4.11-2 provides a breakdown of the staffing and facilities of each station. As part of a countywide fire service deployment plan, the City shares fire resources with other cities in San Mateo County. The jurisdictions altogether utilize 58 engine companies and seven truck companies.

Table 4.11-2: BFPD Staffing and Facility Breakdown

<i>Stations</i>	<i>Staffing</i>	<i>Fire Engines</i>	<i>Other Key Equipment</i>
Station 14	4 firefighters ¹ per 24-hr shift	1 front line 1 reserve	1 U-14 (Utility Vehicles) 1 Hazmat Van
Station 15	3 firefighters ¹ per 24-hr shift	1 front line 1 reserve	None
Fire Administration Building	1 Administrative Battalion Chief 1 Management Analyst	None	1 Staff Car 1 B-4 (Command Vehicles)
15 Karen Road, Belmont (Temporary)	None	None	1 Reserve Hazmat Van 1 WMD Response Trailer

Notes:

1. Includes at least one firefighter/paramedic and one fire captain.
2. One firefighter from each shift and one fire captain from one shift staff part of San Mateo Fire Truck 23 along with Foster City Fire personnel as part of the three cities' Shared Truck Agreement.

Source: City of Belmont, 2014.

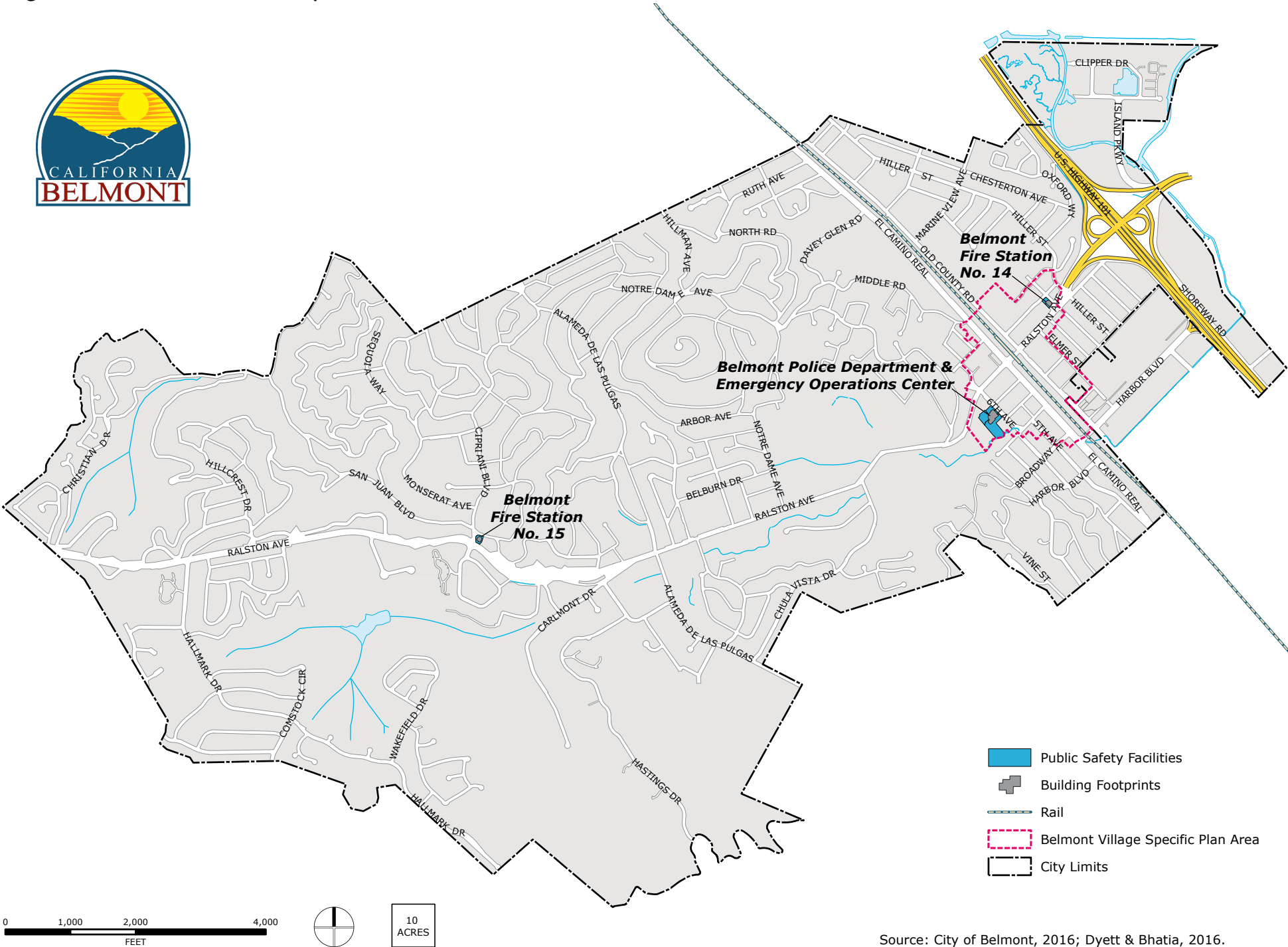
Service Standards

The Belmont Fire Protection District is one of the designated Paramedic First Response Service Providers of the San Mateo County Pre-Hospital Emergency Medical Services Group. As such, all engines of the BFPD are required to maintain a 24/7 advanced life support (ALS) capability, and have a countywide response time standard of 6:59 for medical emergencies.

In addition to the City of Belmont, the BFPD is “first due” to the unincorporated Harbor Industrial Area (HIA) and portions of the cities of San Mateo and San Carlos because of their proximity to BFPD’s facilities. The average response time for the fire district as a whole was 5:10 in 2014. For Belmont Village specifically, the average response time was 4:32 in 2015.

Currently, the District has an Insurance Service Office (ISO) rating of 3, on a scale of 1 to 10 with 1 being the highest.

Figure 4.11-1: Public Safety Facilities



Source: City of Belmont, 2016; Dyett & Bhatia, 2016.

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Schools

Public Schools

Schools and Enrollment

Belmont-Redwood Shores School District (BRSSD) provides public education from kindergarten through eighth grade to residents in Belmont and the neighboring community of Redwood Shores (part of Redwood City). Sequoia Union High School District (SUHSD) provides public education from ninth to twelfth grades to residents in southern San Mateo County; SUHSD's Carlmont High School is located in Belmont and serves Belmont residents as well as residents from other neighboring cities. Figure 4.11-2 shows the public schools in the Planning Area.

The Planning Area is served by six elementary schools, one middle school, and one high school. Nesbit Elementary School includes grades K through 8. Table 4.11-3 lists 2016-2017 enrollment for all schools in the relevant districts.

Table 4.11-3: Public School Enrollment 2016-2017

<i>School Name</i>	<i>Enrollment from Planning Area</i>	<i>Total Enrollment</i>	<i>Enrollment Capacity, General Ed Classes</i>
Elementary Schools (K-5)			
Central Elementary	435	448	450
Cipriani Elementary	384	392	400
Fox Elementary	468	503	505
Nesbit Elementary (K-5 only)	395	542	548
Redwood Shores Elementary	54	549	540
Sandpiper Elementary	17	508	530
<i>Total, Elementary</i>	<i>1,753</i>	<i>2,942</i>	<i>2,973</i>
Middle School (6-8)			
Ralston Middle School	784	1,205	1,214
Nesbit Elementary (6-8 only)	52	91	120
<i>Total, Middle School</i>	<i>836</i>	<i>1,296</i>	<i>1,334</i>
High School (9-12)			
Carlmont High School ¹	n/a	2,090	2,200
Total Enrollment²	2,589	6,328	6,507

Notes:

1. Carlmont High School serves students from within and outside Belmont. Data is unavailable for enrollment from Planning Area.
2. The totals for Enrollment from Planning Area in General Ed Classes only include elementary and middle schools in the Planning Area.

Sources: Belmont-Redwood Shores School District, 2016; Sequoia Union High School District, 2016; Dyett & Bhatia, 2016.

School Capacity and Facility Needs

BRSSD experienced unprecedented kindergarten enrollment growth between 2006 and 2009, and while enrollments have since stabilized, the large cohorts have progressively produced enrollment growth in higher grades. Factors contributing to school enrollment growth include the District's high test scores, business expansion in the area (particularly tech industries), and Belmont and Redwood Shores' proximity to both San Francisco and San Jose. Overcrowding at schools has become an issue in recent years and is a key concern for years to come. Upon reviewing current capacity and enrollment projections, the BRSSD determined that its existing facilities and personnel would not be adequate to maintain a sufficient level of services for the projected student enrollment.

BRSSD has taken several initiatives to ensure quality facilities and to increase enrollment capacity. The BRSSD conducted a comprehensive assessment of its facilities in 2009, leading to the creation of a Facility Master Plan in 2011. The Plan offered recommendations to increase safety and sustainability, improve infrastructure (drainage, roofing, plumbing, and electricity), modernize buildings, and meet Americans with Disabilities Act (ADA) requirements.

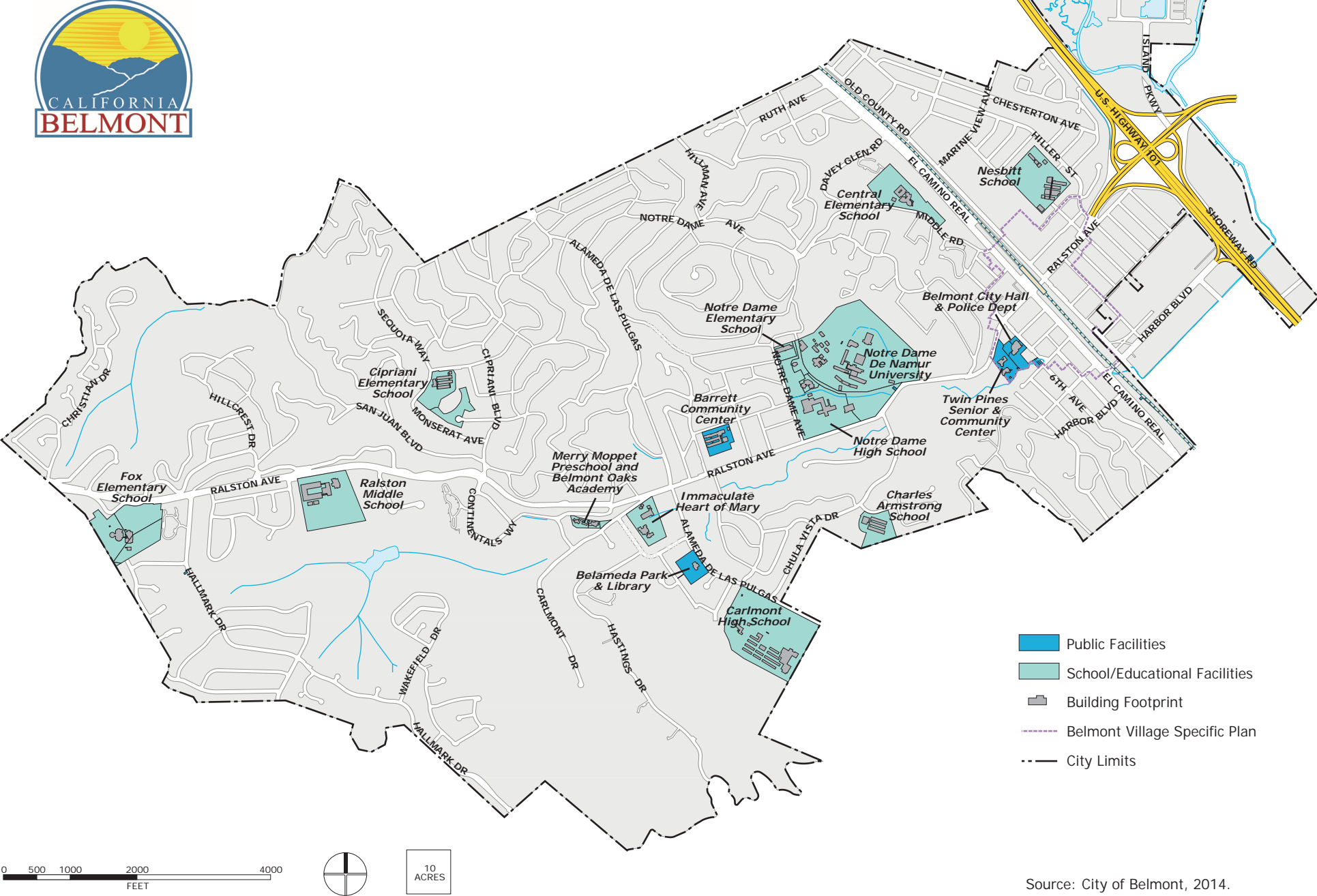
For reasons similar to BRSSD's enrollment growth, Carlmont High School is also anticipated to experience significant growth during the planning period. SUHSD currently estimates a 2020 enrollment of 2,240 students at Carlmont High School, which is greater than its current capacity of 2,200 students, as shown in Table 4.11-3. However, SUHSD plans to complete construction of a 10-classroom building at Carlmont High School in July 2017. The 17,000-square foot, two-story building will serve 917 students. The new capacity will exceed the projected 2020 enrollment, along with the additional enrollment through 2035 as a result of implementation of the Proposed Project as analyzed under Impact 4.11-2 below.

Notre Dame de Namur University

Established in 1851 and located off Ralston Avenue in Belmont, Notre Dame de Namur University (NDNU) is a fully accredited, private, Catholic, and co-educational university that offers 40 undergraduate, graduate, doctoral, and credential programs. In fall 2013, there were 2,030 full- and part-time students, including 1,213 undergraduate and 817 graduate students, enrolled at the university. NDNU is also one of the largest employers in Belmont, with approximately 600 full- and part-time employees. The 50-acre campus is an important cultural and educational facility for the Belmont community, as many of the art, leadership, and cultural events are open to the public. A priority for the General Plan Update will be to strengthen ties between NDNU and the City for the benefit of the Belmont community, as the university is a major asset that is perceived by many as currently underutilized.

NDNU may realize the full entitlement of its master plan within the 2035 General Plan horizon. NDNU has master/conceptual development plan approvals to construct additional student housing, a student union, new education buildings, and an upgrade of existing buildings, totaling 280,000 square feet.

Figure 4.11-2: Public and Community Facilities



Source: City of Belmont, 2014.

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Library

Belmont is home to a local branch of the San Mateo County Library system. The Belmont Library, owned by the City of Belmont, is a 20,230-square-foot space that contains approximately 70,000 materials in its collection and is an important cultural asset in the community. The San Mateo County Library Vision, Mission, and Strategic Plan are used to guide the development and continuous improvement of library services. The Strategic Plan is currently being updated to effectively guide San Mateo County's libraries through the next five years.

The library facility needs several improvements to adequately meet local needs. The library includes a parking lot with 52 parking spaces, which is insufficient and chronically overfilled. In an effort to continually improve its service to the Belmont community at large, the library has several plans and projects underway to modernize its facility and strengthen its educational programs. For instance, the library is developing a collaborative relationship with Nesbit Elementary School to bring enrichment activities and books to the school's campus on a biweekly basis throughout the summer. In addition, the presence of seventeen public or private schools within a five-mile radius creates pressure on the library's child-friendly spaces to accommodate the many students who flood the library after school. In particular, the library lacks engaging outdoor spaces for older youth. The library's leadership supports the potential to remodel the Barrett Community Center, a converted elementary school acquired by the City that holds a mix of recreation programs for residents of all ages, as a youth-friendly space and to create a complementary relationship between the two establishments, the locations of which are shown in Figure 4.11-2.

Parks, Open Space, and Recreation

Park Classifications

The City provides its residents with several types of parks and recreation facilities. Parks are defined as land owned, leased, or provided to the City and used for public recreational purposes. In addition, there is joint use planning and operation of school district athletic facilities for public recreation. Parks and recreational facilities are classified as follows:

- **Mini Park.** A small park ranging from a quarter-acre to two acres that is located within a residential area and is intended to provide play areas for small children or passive sitting areas for residents within a quarter-mile radius.
- **Neighborhood Park.** A medium-sized park ranging from two to 10 acres that provides basic recreational activities for a specific neighborhood within a one-mile radius.
- **Community Park.** A large park ranging from 20 to 50 acres that includes passive and active recreation facilities that serve the entire city or a substantial portion of the city.
- **School Park.** Athletic fields and facilities that operate under joint use agreements between the City and the School District and are used by the community during non-school hours.
- **Special Facility.** A facility such as a community center, athletic complex, aquatic center or other cultural or athletic facility that services a specific recreational need for all or a portion of the city's population.

Existing Parks and Recreation Facilities

Currently, the City manages the maintenance of and improvement to 14 developed parks, two undeveloped parks, 11 athletic fields, nearly 320 acres of open space, and over 160,000 square feet of public buildings. Figure 4.11-3 shows the existing parks and recreation facilities in Belmont, as well as planned improvements and open space lots that have been donated to the City in recent years but have not been improved as parks. Table 4.11-4 below provides a list of existing parks and recreational facilities and open space areas in the city, and the approximate acreages for each. In general, mini parks have a service area of about one-quarter-mile radius, neighborhood parks have a service area of about one-mile radius, and community parks serve the entire city. The City has a joint use agreement with the Belmont/Redwood Shores Elementary School District for the athletic fields at Fox, Ralston, Nesbit, and Central Schools. The City maintains the fields and schedules all non-school hours. The joint use agreement is up for consideration of renewal in 2019. Table 4.11-4 also lists undeveloped open space areas that are available to the public for recreational uses.

Table 4.11-4: Parks and Recreation Facilities and Open Space Inventory

<i>Park or Recreational Facility</i>	<i>Acreage¹</i>
Neighborhood and Mini Parks	
Alexander Park	1.4
Cipriani Park and Dog Park	10.0
College View Park	0.1
Hallmark Park	5.2
Hastings Tot Lot	0.3
O'Donnell Park	0.9
Patricia Wharton Park	0.1
Semeria Park	0.2
Wakefield Park	1.1
<i>Subtotal Neighborhood and Mini Parks</i>	<i>19.3</i>
Community Parks	
Barrett Community Center and Park	5.0
Belameda Park	2.9
Belmont Sports Complex	12.6
McDougal Field	3.0
Twin Pines Park ²	19.9
<i>Subtotal Community Parks</i>	<i>43.4</i>
Undeveloped Park Areas	
Davey Glen Park ³	1.1
Ralston Ranch Park	1.3
Hidden Canyon Park	23.7
<i>Subtotal Undeveloped Parks</i>	<i>26.1</i>

Table 4.11-4: Parks and Recreation Facilities and Open Space Inventory

<i>Park or Recreational Facility</i>	<i>Acreage¹</i>
School Parks (under Joint Use Agreements)	
Central School	3.4
Fox School	6.1
Nesbit School	6.5
Ralston Middle School	7.4
<i>Subtotal School Parks</i>	<i>23.4</i>
Total Parks and Recreation Facilities	112.2
Open Space and Trail Areas	
San Juan Canyon	33.0
Water Dog Lake	260.6
<i>Subtotal Open Space and Trail Areas</i>	<i>293.6</i>
Total Parks and Recreation Facilities and Open Spaces	405.8
Notes:	
1. Acreage is rounded to the nearest tenth acre. Numbers may not sum precisely due to rounding.	
2. Includes other community facilities as well: the Manor House, the Cottage, Twin Pines Senior & Community Center, and the Lodge.	
3. Davey Glen Park is currently in the process of being developed into a park. Completion of the park is anticipated in late 2017.	

Source: City of Belmont, 2015.

The Parks and Recreation Department offers recreation programs for Belmont residents of all ages that are highly valued by the Belmont community. The City operates recreation programs, a preschool, and camps for children and youth; exercise, sports, and enrichment programs such as yoga and softball for adults; and diverse programs for seniors, including language groups, knitting, and Tai Chi. The Twin Pines Senior and Community Center, the Barrett Community Center, and the Belmont Sports Complex are used for many of the recreational programs. Priorities for recreation programs in the coming years include identifying the recreational aspirations of the Belmont community and evaluating which recreational programs to continue and which to change to better meet the community's needs and interests.

Planned Improvements to Parks and Recreation Facilities

Several improvements to parks and recreation facilities are planned or underway. Davey Glen Park is in the process of being developed from an undeveloped lot to a neighborhood park, and the Belmont Sports Complex is in the design process for artificial turf installation. Barrett Community Center is being considered for a complete redesign of the site and a new community center. As detailed in the Belmont Village Specific Plan (BVSP), improvements are planned for the Belmont Village Priority Development Area (PDA) that will ensure access to parks and other community

gathering spaces as the area intensifies, including opportunities for new plazas and improved connections to Twin Pines Park and Belmont Creek.

As discussed in the Regulatory Setting section, the City of Belmont has a standard of 5.0 acres of parkland per 1,000 residents, with 3.0 acres of community parks per 1,000 residents and 2.0 acres of neighborhood parks per 1,000 residents. Based on the city's 2013 population of 26,400 and the existing park facilities totaling 112.2 acres, Belmont provides an overall ratio of 4.3 acres of park area per 1,000 residents, below the City's parkland standard. Additionally, Belmont's total acreage for existing park facilities includes three undeveloped park areas, as well as about 23 acres of school park areas that are under a joint use agreement with the City, which is up for renewal in 2019. If the joint use agreement is not renewed, the Belmont community could potentially face an even greater shortage of parks and recreational facilities.

While Belmont currently falls short of achieving its developed parkland standard, the city has many acres of open space and miles of trails. Based on the 2013 population of 26,400 residents and the existing open space areas totaling 293.6 acres, Belmont provides 11.1 acres of open space for every 1,000 residents. When the parks and open space areas are combined, Belmont provides a total ratio of 15.4 acres of parks and open space per 1,000 residents. Belmont provides a total of 9.6 miles of trails, resulting in a ratio of 0.4 miles of trails per 1,000 residents.

Through 2035, Belmont's population is projected to grow to about 30,500. If the City's parkland standard remains the same, as proposed in the Proposed Project's General Plan (5.0 acres per 1,000 residents), the City would need to add about 40.3 acres of parks and recreational facilities by 2035 to overcome the existing deficiency as well as serve new population growth. To retain the current ratio of 4.3 acres per 1,000 residents, the City would still need to add 19.0 acres of parkland.

Access to Parks and Recreational Facilities

Ideally, every residence should be within a quarter-mile (5-minute walking distance) of a park. Figure 4.11-4 shows the areas within a quarter-mile and half-mile "as the crow flies" from mini, neighborhood, and community parks. It also shows the areas within 5- and 10-minute walking distances, or walksheds, for mini, neighborhood, and community parks and school fields. The map also shows the City's parks service area standards for the quarter-mile service area radius (service area for mini parks) and one-mile service area radius (service area for neighborhood parks) for context.

With the hilly topography in Belmont, many of the parks require a long and circuitous walk in residential neighborhoods. Thus, for many parks and fields, the area within a five-minute walking distance is often smaller than the service area. Due to the uneven distribution of smaller parks in the city, many residents do not have access to parks and open spaces within walking distance. Residential neighborhoods with poor access to developed parkland are primarily north of Ralston Avenue and west of El Camino Real, in the Central, Country Club, Plateau, and Skymont neighborhoods.

In general, parks and recreation facilities in Belmont can be accessed by vehicles as well as on foot. Mini and neighborhood parks are often connected to sidewalks and have street parking options. Off-street parking spaces are available for all community parks and recreational facilities. The three main trailheads for the Water Dog Lake open space have parking available, although many of the lesser entrances generally do not have parking options on site at the entrance, and visitors are encouraged to park elsewhere and access the trails on foot.

Figure 4.11-3: Parks, Open Space and Trails

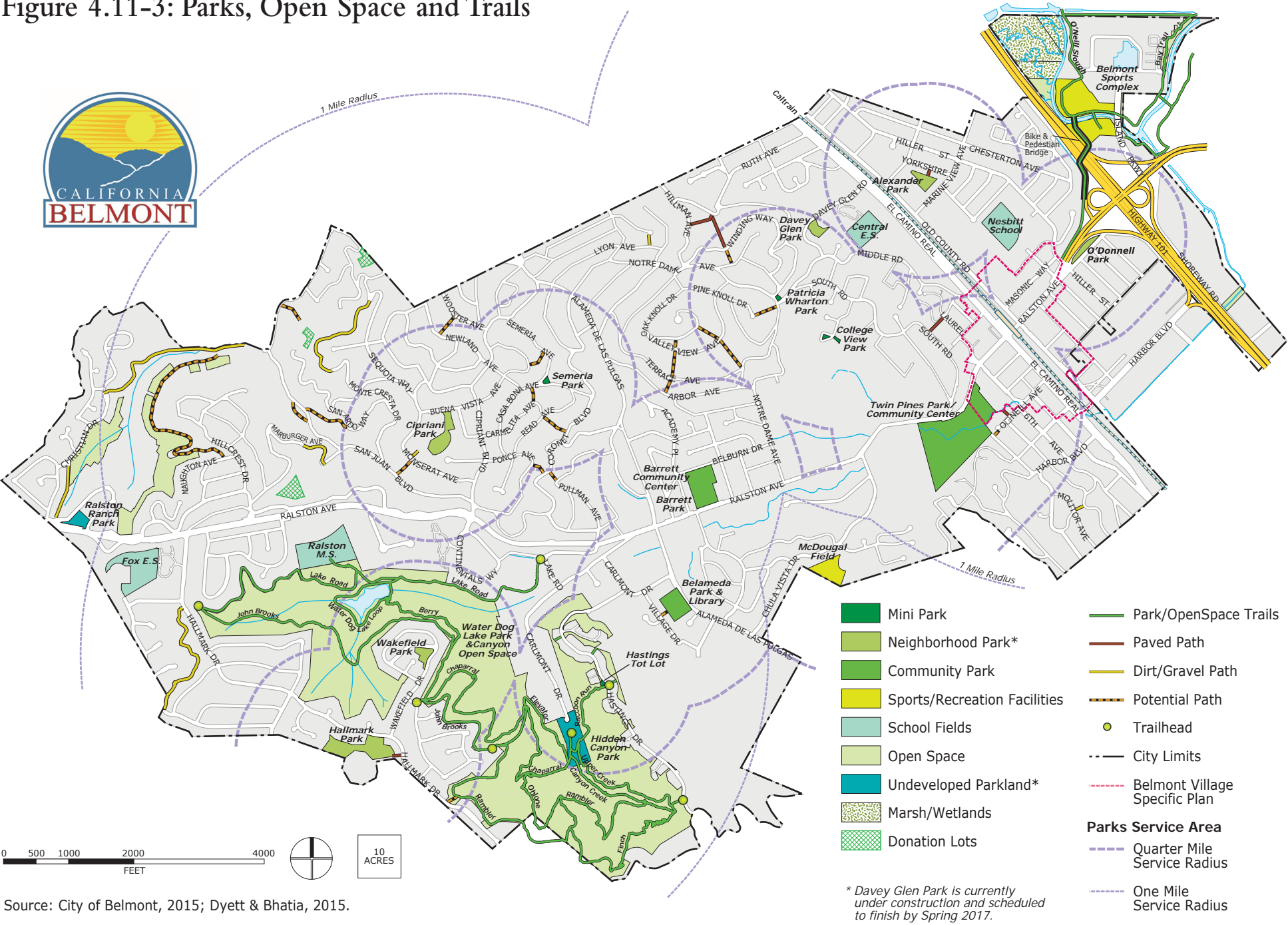
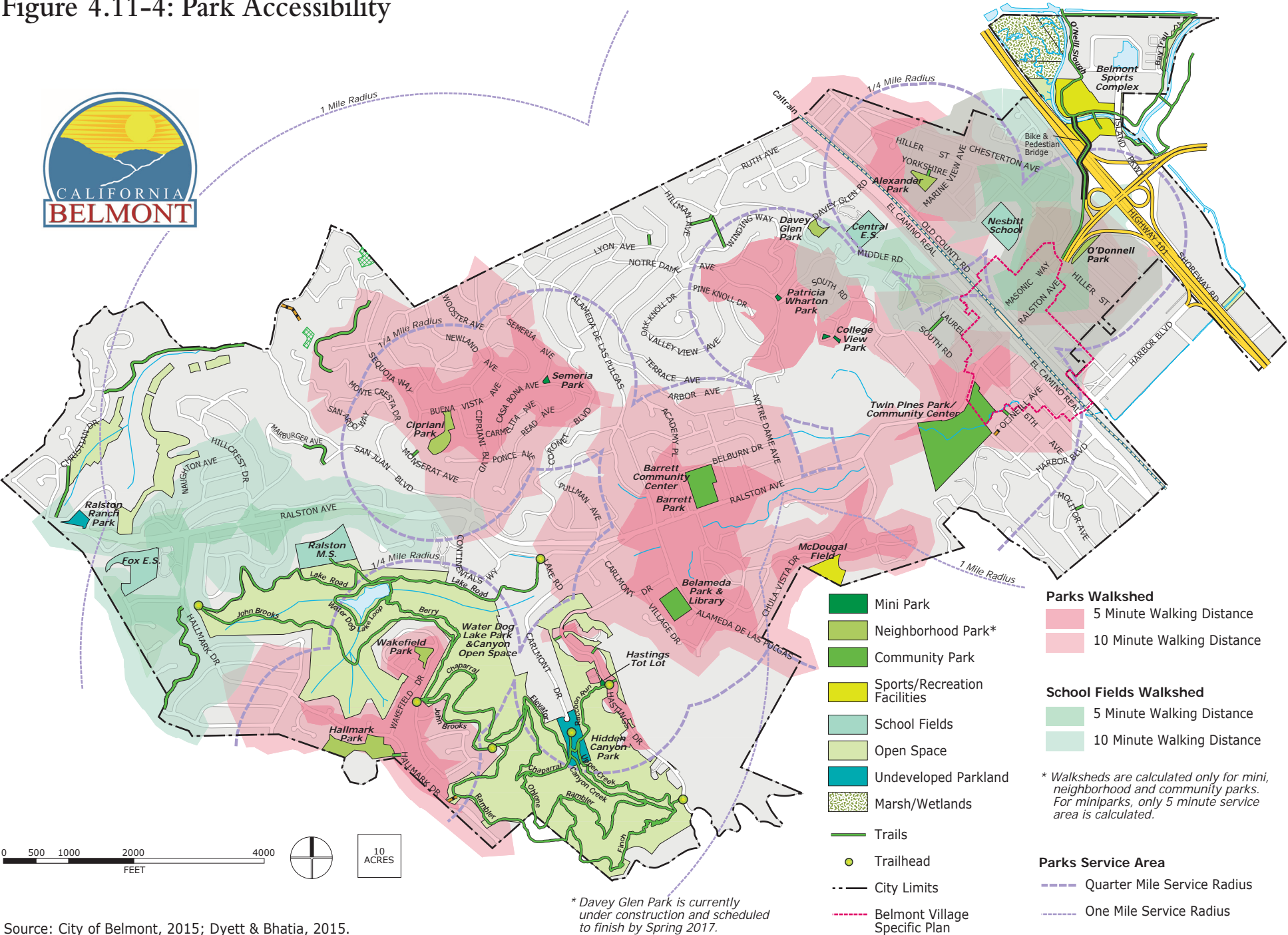


Figure 4.11-4: Park Accessibility



Source: City of Belmont, 2015; Dyett & Bhatia, 2015.

Existing Parks and Recreation Facilities and Programming in the BVSP Area

Figure 4.11-5 shows the existing parks and recreation facilities in Belmont Village and the surrounding area, including public parks and school fields. The map shows the “as the crow flies” quarter-mile service areas for each park.

While Belmont has many parks and open space resources, many of them are located outside of the Village. The BVSP Area includes the eastern portion of Twin Pines Park, which is located to the west of City Hall in the southwest quadrant. The 19-acre park extends to the west of the BVSP Area. Belmont Creek runs through the park, forming the southern boundary of the BVSP Area. A beloved community resource and integral part of Belmont’s Civic Center, Twin Pines Park features a range of amenities, including picnic areas, lawns, playgrounds, and restrooms. A priority of the BVSP is to physically and visually connect the Village Core with the creek and park through wayfinding, consistent landscaping, and circulation improvements at the Twin Pines Lane entrance. Twin Pines Park will continue to be an important amenity for existing and future residents and employees over the planning horizon of the BVSP.

Several of the city’s parks and recreation facilities are accessible by foot, bike, or a short drive from the BVSP Area, as shown on Figure 4.11-5. O’Donnell Park and Alexander Park are a short distance from the Village in eastern Belmont, providing additional park facilities for BVSP Area residents and employees. College View Park and Davey Glen Park, which is currently under construction, are in the neighborhoods to the northwest of the Village. Belmont Sports Complex is an important resource about a half-mile east of the BVSP Area boundary, but it is located across Highway 101 and accessible on foot via the Children’s Bridge. The City also has a joint use agreement for use of school recreation facilities outside of school hours with Nesbit and Central Elementary Schools, which are located within a short distance of the BVSP Area.

The City of Belmont offers diverse recreational programming throughout the year for residents of all ages. Recreational opportunities include summer camps for kids, activities for teens, fitness and evening classes for adults, and communitywide events like Movies in the Park. Many of the recreational programs take place in the facilities in Twin Pines Park or across Highway 101 at Belmont Sports Complex, making them accessible to BVSP Area residents.

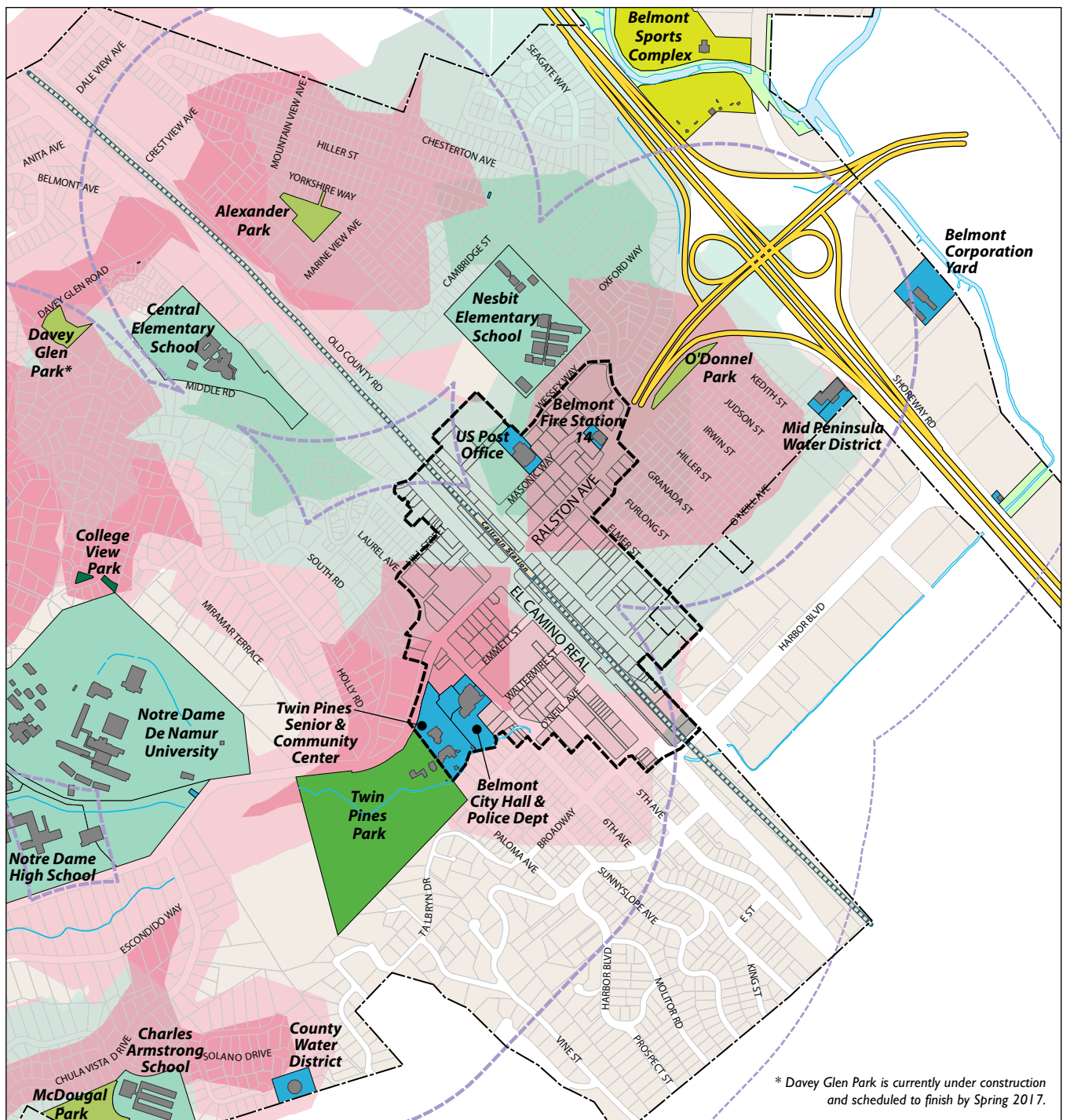
Future Parks and Recreation Facilities in Belmont Village

Over the planning horizon of the BVSP, about 1,100 new residents are anticipated in addition to the BVSP Area’s existing 670 residents, to bring the total population to about 1,780. As discussed in the Regulatory Setting section, the City of Belmont has a standard of 5.0 acres of parkland per 1,000 residents, with 3.0 acres of community parks per 1,000 residents and 2.0 acres of neighborhood parks per 1,000 residents. Based on the standard of 5.0 acres of parkland per 1,000 residents, an additional 5.6 acres of public parkland are needed to meet the parks and recreation needs of the new population in the BVSP Area. Forty percent, or about 2.2 acres, of the additional public parkland should consist of smaller neighborhood parks, located throughout the Village as feasible, to meet the everyday park needs of residents in the BVSP Area. The remainder of the parks acreage that is needed for the new population (60 percent or 3.4 acres) can be met by the existing community park in the BVSP Area, Twin Pines Park.

While the City of Belmont does have enough parkland and open space citywide to meet the needs of its current and future population, including growth within the BVSP Area, providing parkland that is easily accessible on foot to residential neighborhoods is a high priority for the city. In addition, the Belmont community has expressed interest in seeing additional plazas and open spaces incorporated as part of development projects, and ensuring that parks cater to the needs of diverse population groups, including children. Parks, plazas, and open space areas in urban environments also contribute to placemaking and establishing a unique identity and destination for downtown districts. In addition to creating new public open spaces, maintaining and enhancing direct, pleasant, and safe access to existing parks that are in or near the BVSP Area is an important aspect of the BVSP.

The BVSP also seeks to supplement public parks and open spaces with privately owned public open spaces and common open spaces—such as plazas, courtyards, roof decks, and terraces—in non-residential and residential development projects. The BVSP includes standards for public and private open spaces in new development, based on land use designation. For parcels larger than 12,000 square feet, a minimum of 300 square feet of public open space area is required for development in the Village Core and Station Core designations, and 200 square feet of public open space area is required for development in the Village Corridor Mixed Use designation.

Figure 4.11-5: Schools, Parks and Community Facilities in the BVSP Area



- Mini Park
- Neighborhood Park
- Community Park
- Sports/Recreation Facilities
- Open Space
- School/Educational Facilities
- Public/Community Facilities
- Building Footprints

Parks Walkshed**

- 5 Min Walking Distance
- 10 Min Walking Distance

Parks Service Area

- Quarter Mile Service Radius
- Half Mile Service Radius

Schools Walkshed

- 5 Min Walking Distance
- 10 Min Walking Distance



0 500 1,000 2,000
FEET

5 ACRE
1.25 ACRE

- Caltrain
- Waterway
- Belmont Village Planning Area
- City of Belmont

**Walksheds are calculated only for mini, neighborhood and community parks. For miniparks, only 5 minute service area is calculated.

Source: City of Belmont, 2014; San Mateo County Assessor's Parcel Database, 2014

DYETT & BHATIA
Urban and Regional Planners

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REGULATORY SETTING

Definitions

Emergency Response Time

The National Fire Protection Association (NFPA) defines “response time” as “the travel time that begins when units are en route to the emergency incident and ends when units arrive at the scene.”

ISO Rating System

ISO is a private company that inspects and ranks fire departments across the country to help insurance companies determine premiums for homeowners in the areas they serve. The ISO collects and analyzes firefighting capability information on nearly 46,000 areas and rates departments on fire suppression ability, water availability and communications. ISO's methodology, known as the Fire Suppression Rating Schedule, assigns a class rating on a scale of 1 to 10, with Class 1 given to exemplary fire departments and Class 10 to departments that do not meet minimum criteria.

Federal, State, and Local Regulations

Police Services

City of Belmont Police Ordinance

Belmont Municipal Code Chapter 18, Police, regulates police recruitment training, as well as the City's alarm systems. The Ordinance also establishes an auxiliary police corps known as the police reserve.

Fire Services

Uniform Fire Code

The NFPA publishes the Uniform Fire Code, which provides standards for fire protection. The nationally recognized standards require that fire departments “have the capability to deploy an initial full alarm assignment within eight (8) minute response time to 90 percent of the incidents (NFPA 1710).”

California Fire Code

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

Belmont Fire Code

The Belmont Fire Code (Ordinance No. 2013-001) was adopted in 2013 after the State of California's adoption of the 2013 California Fire Code (CFC). The Belmont Fire Code incorporates the 2013 CFC and Local Amendments proposed by the BFPD. The Local Amendments include modifications that are appropriate to the specific climatic, geologic, and topographic conditions of the District, such as way-finding and street access improvement, restricted use of fireworks, and requirement for sprinkler installations.

In 2013, the BFPD launched an annual Fire Inspection Program, which involves the inspection of all commercial businesses, places of assembly, apartments, and hotels within the District's boundaries.

City of Belmont General Plan

The 1982 Belmont General Plan contains a Public Facilities and Services section within its Land Use-Open Space Element that contains policies that seek to provide facilities for public services in locations and at levels most adequate for the community.

Emergency Response and Disaster Preparedness

California Disaster and Civil Defense Master Mutual Aid Agreement

The State of California, along with its various departments, agencies, political subdivisions, and municipal corporations, agreed to make available to the other parties the resources to prevent and cope with the effects of disasters such as flood, fire, earthquake, disease, war, sabotage, and riot. The resources to which the parties agreed to share include, but are not limited to, fire, police, medical and health, communications, and transportation services and facilities.

City of Belmont Civil Defense and Disaster Relief Ordinance

Belmont Municipal Code Chapter 8 provides for the preparation and carrying out of plans for the protection of persons and property within this city in the event of an emergency; the direction of the emergency organization; and the coordination of Belmont's emergency functions with all other public agencies, corporations, organizations, and affected private persons.

Local Hazard Mitigation Plan

San Mateo County's multi-jurisdictional Local Hazard Mitigation Plan (MJ-LHMP) per the 2000 Disaster Mitigation Act (Public Law 106-390) was adopted in July 2016. It is an appendix to the County General Plan and consists of the plan developed by the Association of Bay Area Governments (ABAG) for unincorporated San Mateo County to reduce and mitigate risks from natural and human-induced hazards, as well as annexes from participating local governments about how the County LHMP applies in their jurisdiction. The plan covers climate change, dam failure, drought, earthquake, flood, landslide, severe weather, tsunami and wildfire.

Belmont's current LHMP is an annex to the 2016 County of San Mateo LHMP. The annex identifies specific actions the City is taking to mitigate impacts from flooding, earthquakes, wildfires, and other emergency events, as well as climate change adaptation and resiliency strategies.

Parks and Recreation

Quimby Act

The Quimby Act, passed in 1975, authorizes cities and counties in California to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act allows cities and counties to require the dedication of land, payment of in-lieu fees, or a combination of both. Parkland dedication/fee for neighborhood and community parks is limited to a maximum of three acres of parkland per 1,000 residents of a new subdivision. If the amount of existing neighborhood and community park area exceeds that limit, the city or county may require parkland matching the existing provision, up to 5 acres per 1,000 residents. In 2013, Assembly Bill 1359 allowed cities and counties to use Quimby Act fees to provide parks in neighborhoods other than the one in which a developer's subdivision is located, and allows cities and counties to enter into a joint or shared use agreement with public districts to provide additional park and recreational access. Revenues generated through the Quimby Act are for parkland acquisition, and cannot be used for the operation and maintenance of park facilities.

State Open Space Standards

State planning law (Government Code Section 65560) provides a structure for the preservation of open space by requiring every city and county in the state to prepare, adopt, and submit to the Secretary of the Resources Agency a "local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction." The following open space categories are identified for preservation:

- *Open space for public health and safety*, including, but not limited to, areas that require special management or regulation due to hazardous or special conditions.
- *Open space for the preservation of natural resources*, including, but not limited to, natural vegetation, fish and wildlife, and water resources.
- *Open space for resource management and production*, including, but not limited to, agricultural and mineral resources, forests, rangeland, and areas required for the recharge of groundwater basins.
- *Open space for outdoor recreation*, including, but not limited to, parks and recreational facilities, areas that serve as links between major recreation and open space reservations (such as trails, easements, and scenic roadways), and areas of outstanding scenic and cultural value.
- *Open space for the protection of Native American sites*, including, but not limited to, places, features, and objects of historical, cultural, or sacred significance such as Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property (further defined in California Public Resources Code Sections 5097.9 and 5097.993).

1992 Parks, Recreation, and Open Space Master Plan

The City plans for the development, operation, improvement, and maintenance of parks and recreational facilities in the Parks, Recreation, and Open Space Master Plan. It contains an inventory and analysis of existing parks and open spaces and potential new park areas, as well as

analysis of current demand and future trends for parks and recreational facilities. The Plan identifies detailed policies and standards for parks and recreational facilities, and it contains an implementation plan with actions, costs, and funding sources. These policies and standards are incorporated by reference into the Parks, Recreation, and Open Space Element and constitute additional policies and standards for parks and recreational facilities as required by the Quimby Act. This Plan requires the provision of 5.0 acres of parks for every 1,000 residents, with 2.0 acres of community parks and 3.0 acres of neighborhood and mini parks. Last updated in 1992, an update to the Parks, Recreation, and Open Space Master Plan is an implementation priority for the General Plan.

City of Belmont General Plan

The 1982 Belmont General Plan contains a Parks and Recreation section within its Land Use-Open Space Element that considers the provision of active recreation areas. Policies seek to provide conveniently located and properly designed recreation spaces; cooperate with public and private organizations to develop those spaces; and preserve, enhance, and expand existing recreational areas. The General Plan Update (part of the Proposed Project) would replace the City's current General Plan.

San Mateo County General Plan and Zoning Regulations

San Mateo County General Plan

The San Mateo County General Plan was adopted in 1986 to “provide overall policy guidance to assure orderly, balanced utilization and conservation of all County resources.” (*San Mateo County General Plan*, 1986). The San Mateo County Zoning Regulations were last updated in December 2015. Until such time as the unincorporated Harbor Industrial Area (the area in Belmont's Sphere of Influence) is annexed, this area is subject to the San Mateo County General Plan and Zoning Regulations. The San Mateo County General Plan includes a chapter on Park and Recreation Resources (Chapter 6) with relevant policies for meeting park and recreation needs in a manner which best enhances physical, mental, and spiritual quality of life. Policies encourage building on the existing systems with environmental compatibility and wide community access.

San Mateo County Zoning Regulations

The San Mateo County Zoning Regulations were last updated in December 2015. Throughout the Zoning Regulations are policies relevant to public services and recreation impacts. These policies include fire services-related requirements for fire marshal approvals of use permits, fire resistant construction elements in industrial districts, development to have access to enough water for fire suppression purposes, and compliance with fire safety inspections. The Zoning Regulations also allow for a variety of recreational and public facility land use permits for parks, police stations, schools, theater, art centers, libraries, etc.

4.11.2 Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the Proposed Project would have a potentially significant adverse impact if it would result in:

- Criterion 1:** The need for provision of increased staffing, facilities, and equipment necessary to maintain acceptable levels of fire and police service, which could cause adverse environmental effects.
- Criterion 2:** The need for provision of appropriate increases in school staffing of facilities, which could cause adverse environmental effects.
- Criterion 3:** Increase in the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated.
- Criterion 4:** The need for development of new parks and recreational facilities, which might have an adverse physical effect on the environment.
- Criterion 5:** The need for provision of appropriate increases in other public facilities or staffing of those facilities, which could cause adverse environmental effects.

METHODOLOGY AND ASSUMPTIONS

Population and Housing

This analysis uses ABAG and City/County Association of Governments of San Mateo County projections' estimate of 4,100 new residents, 30,500 total residents, and 13,400 total housing units at the horizon year of the Proposed Project (2035).

Public Safety Services

The Belmont Police Department does not have any standards set for its response time. With a 5:10 average response time, Belmont's Fire Department currently meets its response time standard of 6:59. Neither department uses staffing standards to determine quality of service.

Assumptions were made that new development occurring in established urban areas already located within service areas would be subject to similar response times and service standards as existing development in those areas.

Schools

The impact of the Proposed Project on schools and school facilities was evaluated based on past school enrollment trends for BRSSD and SUHSD and projected student generation from new housing units.

Parks

Total acres of park land needed at Proposed Project buildout were calculated by applying the proposed park land standards to the projected buildout population of 30,500. The projected population was divided by 1,000 and then multiplied by the citywide park standard of 3.0 acres of community parks and 2.0 acres of neighborhood parks. The number of new acres needed to accommodate the buildout population was determined by subtracting existing park acres from the citywide total needed at buildout. The citywide parks acreage standard is also applied to the BVSP Area.

IMPACT SUMMARY

With the implementation of the Proposed Project, there is expected to be an increase in population growth, and therefore, an increase in the need for parks, public services, and facilities utilized by the public is likely to occur. These needs include an increase in the amount of recreational areas and facilities available, additional school facility needs, and/or a higher demand for safety services in Belmont.

Due to the concentration of new development in infill areas already adequately served by both departments and Proposed Project policies that seek to address fire and safety needs of new residents, no significant environmental impacts will result from the expansion of public safety service to meet buildout demand. All public safety impacts are considered less than significant.

The need for new school, park, recreational, library, City administrative, and other public community facilities will not pose a threat to the environment due to the relatively small amount of growth that is expected to occur and because individual development projects (of new community or other public facilities) would be subject to appropriate environmental review, as needed. Policies included in the Proposed Project ensure environmental protection from any possible buildout of these facilities as a result of population increase.

Population growth and the accompanying increase in the use of existing parks and recreational facilities will not substantially physically deteriorate those facilities. The Proposed Project includes policies that ensure that the needs of the population of the Planning Area will be met under the buildout of the Proposed Project.

IMPACTS AND MITIGATION MEASURES

Impact

4.11-1 Implementation of the Proposed Project would not result in the need for provision of increased staffing, facilities, and equipment necessary to maintain acceptable levels of fire and police service in such a way that could cause adverse environmental effects. (*Less than Significant*)

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

Fire Service

The projected addition of approximately 4,100 residents by the buildout year would likely increase the Planning Area's demand for emergency fire response and preventive services. Population increases may result in increased alarms and call volumes that may negatively impact Fire Department response times unless adequate staffing and facilities are maintained.

The majority of new development under the proposed General Plan and Phase I Zoning will be located in urbanized parts of the city, most of which are in areas of low fire hazard severity. Additionally, these sites are easily accessible by major streets from existing fire stations. In general, all new development will take place near existing fire stations and within existing service areas where the average response time benchmark (6:59) is already being met, with an average response

time of 5:10 for the City of Belmont. Based on the locations of new development alone, new locations for fire services would not be necessary.

Moreover, policies contained in the proposed General Plan would serve to keep service demand increases to a minimum. Policy 6.8-3 requires periodic evaluation of fire services to ensure services are provided efficiently. In addition, Policy 2.3-4 focuses new development in or near already developed areas, where it can be readily served by existing public safety service providers. Policy 2.9-1 guides development standards so that they allow for new development to support all required infrastructure and community facilities. Policies 6.6-8 and 6.9-2 promote fire safety education, which would reduce the need for service calls by encouraging fire prevention. Policies 2.14-3, 4.4-7, 5.1-3, 6.6-6, and 6.6-7 help reduce wildland fire hazards by implementing programs to manage natural hazards and promote programs to prevent and effectively fight potential wildfires. Policy 6.6-2 requires maintenance of adequate water supply for firefighting and prioritizes locations for new water storage facilities that are least subject to seismic activity and landslides, which will help ensure that the City's fire safety infrastructure is able to meet the potential demand for service, even following a natural disaster.

In the event that implementation of the General Plan and Phase I Zoning results in the need for new fire service facilities, new facilities would be located within already developed portions of the Planning Area, consistent with specified land use designations, corresponding zoning districts, and allowable development densities and intensities. If siting and construction practices are consistent with the General Plan and Phase I Zoning's policies and other existing regulatory standards, environmental impacts should be minimal. The environmental effects of construction and operation of facilities are included in the environmental topic sections throughout this EIR.

A discussion of project-specific impacts from potential future development and operation of new fire protection facilities is beyond the scope of this programmatic EIR. Individual development projects would be required to conduct environmental review pursuant to CEQA prior to approval. To the extent feasible, the environmental impacts associated with the construction of new fire protection facilities would be mitigated to below a level of significance, consistent with CEQA. Additionally, any new construction of fire facilities would be subject to construction permitting and Fire and Building Code standards.

The CAP does not have elements that are distinct from the General Plan and Phase I Zoning as it relates to this impact. Due to the concentration of new development in areas already well-served by fire protection services and the inclusion of General Plan policies to reduce fire hazards in the Planning Area, new fire service facilities are not expected to be needed. In addition, in the event that new facilities are needed, further environmental review of individual projects would be required to comply with CEQA. Therefore, the impact of the General Plan, Phase I Zoning, and CAP would be less than significant for fire protection.

Police Service

In order to accommodate increases in demand from a growing population, the Belmont Police Department may need to grow. However, meeting the facilities needs of an expanded Police Department would not necessarily require new construction or physically altering an existing facility.

Policies in the proposed General Plan serve to mitigate any increases in demand for police services. Based on a General Plan Update questionnaire completed by the Police Department in October 2014, existing facilities are adequate to maintain sufficient level of services for future population growth that is anticipated under the General Plan and Phase I Zoning within and near the Planning Area.¹

As discussed above regarding fire services, policies include those that encourage physical planning and community design practices that promote safety and consider hazards as a part of site planning and development. Policy 6.8-3 requires periodic evaluation of police services to ensure services are provided efficiently, and policy 6.6-8 creates and maintains creative community partnerships to enhance public safety. In the event that implementation of the General Plan and Phase I Zoning results in the need for new police service facilities, new facilities would be located within already developed portions of the Planning Area, consistent with specified land use designations, corresponding zoning districts, and allowable development densities and intensities. If siting and construction practices are consistent with the Proposed Project's policies and other existing regulatory standards, environmental impacts should be minimal. The environmental effects of construction and operation of facilities are included in the environmental topic sections throughout this EIR.

A discussion of project-specific impacts from potential future development and operation of new police protection facilities is beyond the scope of this programmatic EIR. Individual development projects would be required to conduct environmental review pursuant to CEQA prior to approval. To the extent feasible, the environmental impacts associated with the construction of new police protection facilities would be mitigated to below a level of significance, consistent with CEQA. Additionally, any new construction of police facilities would be subject to construction permitting and Fire and Building Code standards.

The CAP does not have elements that are distinct from the overall Proposed Project as it relates to this impact.

Given the ability of the Police Department to grow without constructing new facilities, the policies of the General Plan to limit impacts to police service, and CEQA requirements for any potential future projects, the impacts of the General Plan, Phase I Zoning, and CAP would be less than significant for police services.

Impact of Belmont Village Specific Plan and Village Zoning

Fire Service

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP policies that further reduce the potential impact.

While much of the Proposed Project's new residential development will be focused in the BVSP Area, its existing average fire service response time of 4:32 is well under the average response time

¹ Belmont Fire Department, written communication, October 31, 2014.

benchmark as well as the average response time for the city, as discussed above. In the event that new facilities are needed, individual development projects would be required to conduct environmental review pursuant to CEQA prior to approval.

BVSP policies 5.6-2 and 5.6-3 require the City to work with the Belmont Fire District to ensure adequate emergency access and fire flow capacity. Moreover, the BVSP requires new development to install fire access roadways and fire hydrants, or have such improvements in service prior to building construction, which will help provide future projects with adequate fire protection both during construction and operation.

As a result of implementation of the policies and zoning regulations of the BVSP and the General Plan, as well as CEQA requirements for subsequent projects, the impact of the BVSP and associated zoning regulations would be less than significant.

Police Service

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP Policy 5.6-1, which reduces the potential impact by requiring the City to coordinate with the Police Department on project site design. In the event that new facilities are needed, individual development projects would be required to conduct environmental review pursuant to CEQA prior to approval.

As a result of implementation of the policies and zoning regulations of the BVSP and General Plan, as well as existing CEQA requirements, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

- 2.3-4 Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and infrastructure.
- 2.9-1 Allow sufficient density and intensity to enable new development to support all required infrastructure, community facilities, and open space.
- 2.14-3 Create clear design standards for the interface between open spaces and neighborhoods, especially in the Urban/Wildland Interface Zone. Standards should identify the margin of open space needed to allow wildlife, recreation, and aesthetic values to flourish while also reducing threats of fire and invasive plant species. Incorporate “Defensible Space” standards as needed in areas of high wildfire risk.

Parks, Recreation, and Open Space Element

- 4.4-7 Continue programs to reduce the fire danger in the open space.

Conservation Element

- 5.1-3 Reduce risk of wildland fire, ecological succession, and pathogen threats (such as Sudden Oak Death) through active maintenance of public spaces and education and enforcement of development standards on private property.

Safety Element

- 6.6-2 Work with the Mid-Peninsula Water District to maintain adequate water supply for firefighting, including capacity for peak load under a reasonable worst case wildland fire scenario, to be determined by the Belmont Fire Protection District. In evaluating sites for new water storage facilities, place a priority on locations least subject to impacts from seismic activity and landsliding.
- 6.6-3 Continue to review development proposals to ensure that they incorporate appropriate fire-mitigation measures, including adequate provisions for evacuation and access by emergency responders.
- 6.6-4 Continue the Belmont Fire Protection District's participation in plan review of new buildings in potentially fire-prone areas.
- 6.6-5 Continue to require a fire prevention inspection of all buildings used as commercial businesses, places of assembly, multi-family residences, and hotels within the Belmont Fire Protection District's boundaries.
- 6.6-6 Promote and support the Belmont Fire Protection District's Vegetation Management Program to reduce fire hazards, particularly in areas in the Wildland Urban Interface.
- 6.6-7 Continue to participate in State and regional efforts to develop a clear legislative and regulatory framework to manage the Wildland Urban Interface.
- 6.6-8 Continue educating the public about local fire hazard prevention programs, including landscaping with fire resistant plants between residential and open space areas, weed control, brush control, controlled burns, and placement of trails and roads to serve as firebreaks. Work cooperatively with the Belmont Fire Protection District to promote public awareness of fire safety and emergency life support.
- 6.8-3 Periodically evaluate police and fire services to ensure that the City is providing adequate protection in an efficient, cost-effective manner.
- 6.8-4 Continue to partner with schools and youth organizations to conduct outreach and develop conflict resolution, and form proactive and creative community partnerships to enhance public safety.
- 6.9-2 Promote programs to educate the public concerning the nature of earthquake, fire, and flood hazards in Belmont and measures that individuals can take to reduce risk.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.6-1 Coordinate with the Police Department on project site design to increase public safety.
- 5.6-2 Work with the Belmont Fire Protection District to ensure that all new development in the Planning Area has adequate emergency access.
- 5.6-3 Work with the Belmont Fire Protection District to ensure that fire flow capacity is adequate for new development and that necessary improvements, such as fire access roadways and fire hydrants, are installed and in service prior to building construction.

Proposed Climate Action Plan Measures that Would Reduce the Impact

There are no strategies in the Climate Action Plan that relate to this topic.

Mitigation Measures

None required.

Impact**4.11-2 Implementation of the Proposed Project would not result in the need for provision of appropriate increases in school staffing of facilities in such a way that could cause adverse environmental effects. (*Less than Significant*)***Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan*

Buildout of the General Plan will increase population and number of households in the Planning Area. These households will add elementary, middle, and high school students to the city. Using past trends of BRSSD and SUHSD, future school enrollment can be projected. Table 4.11-3 above shows the current student enrollment in the Planning Area.

BRSSD and SUHSD use student generation factors (students per new dwelling units) in order to project student enrollment. Table 4.11-5 summarizes the student generation factors used by the school districts. The student generation factors can be multiplied by the projected addition of 1,500 households by the General Plan to project the number of additional students by 2035. Table 4.11-6 summarizes the future elementary, middle, and high school enrollment based on the addition of students caused by buildout of the General Plan, along with current capacity, in both BRSSD and SUHSD schools that serve the Planning Area.

**Table 4.11-5: Student Generation Factors (Students per New Dwelling Units)
Used by BRSSD and SUHSD**

<i>School District</i>	<i>Elementary School (K-5)</i>	<i>Middle School (6-8)</i>	<i>High School (9-12)</i>
BRSSD ¹	0.3922	0.1569	n/a
SUHSD ²	n/a	n/a	0.2

Notes:

1. BRSSD serves only elementary and middle school children in Belmont.

2. SUHSD serves only high school children in Belmont.

Sources: Belmont-Redwood Shores School District, 2016; Sequoia Union High School District, 2016; Dyett & Bhatia, 2016.

Table 4.11-6: 2035 School Enrollment

<i>School District and Grade Levels</i>	<i>2016-2017 Enrollment</i>	<i>Projected Future Enrollment¹</i>	<i>Capacity</i>	<i>Additional Capacity Needed</i>
BRSSD (Elementary School, K-5)	2,942	3,530	2,973	557
BRSSD (Middle School, 6-8)	1,296	1,531	1,334	197
SUHSD (High School, 9-12)	2,090	2,390	2,200	190

Note:

1. Considers additional students resulting from the Proposed Project only.

Sources: Belmont-Redwood Shores School District, 2016; Sequoia Union High School District, 2016; Dyett & Bhatia, 2016.

As shown in Table 4.11-6, it is projected that school enrollment will likely be higher than the designated capacity for both school districts, especially for the BRSSD elementary schools, as a result of implementation of the General Plan. SUHSD plans to complete construction of a 10-classroom building at Carlmont High School in July 2017. The 17,000-square foot, two-story building will serve 917 students. However, implementation of the General Plan may require new elementary school facilities as well. The siting of new schools is regulated by the California Department of Education, not the City of Belmont. Individual school development projects would be required to conduct environmental review pursuant to CEQA prior to approval. To the extent feasible, the environmental impacts associated with the construction of new schools would be mitigated to below a level of significance.

Funding for new school construction is provided through State and local revenue sources. Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed “full and complete mitigation.” Additionally, General Plan Policy 2.10-3 requires collaboration with the public school districts to ensure that school facilities are expanded to accommodate new students as population in the Planning Area increases. Policy 2.9-1 also supports the ability of new development to support all required community facilities

The Phase I Zoning and CAP do not have elements that are distinct from the overall Proposed Project as it relates to this impact.

As a result of implementation of existing state regulations and the proposed General Plan policies as described above and listed below, the impact would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP policies that further reduce the potential impact. BVSP Policy 5.7-1 requires the City to work closely with the School Districts to ensure accommodation of future student population associated with development under the proposed Specific Plan.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan, Phase I Zoning, and CAP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

- 2.10-3 Continue to coordinate and collaborate with the public school districts that serve the Belmont community on school facilities and planning land use, and circulation issues to support high quality educational opportunities in Belmont, including access to schools, facility expansion and modernization, and strategies to address school enrollment and space needs or constraints, in order to ensure that school facilities will be adequate to accommodate student growth.

In addition, Policy 2.9-1, as listed under Impact 4.11-1 above.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.7-1 Work closely with Belmont-Redwood Shores School District and Sequoia Union High School District to ensure appropriate accommodation of the future student population in Belmont.

Proposed Climate Action Plan Measures that Would Reduce the Impact

There are no strategies in the Climate Action Plan that relate to this topic.

Mitigation Measures

None required.

Impact

- 4.11-3 Buildout of the Proposed Project would not result in an increase in the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated. (*Less than Significant*)**

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

At buildout, the General Plan would result in an increase in population of 4,100 residents. Without the development of new parks, this increase would place additional physical demands on existing parks and facilities. An increase in the number of park users would cause parks to be in active use for longer periods of time and/or used more intensively over the course of a typical day. As a result, vital park elements such as vegetation, water resources, built structures, walking/biking paths, sport facilities, and others would face increased wear-and-tear over the course of the planning period and, without proper maintenance, their useful life could be shortened.

Applying the city's current park standard of 3.0 acres of community parks and 2.0 acres of neighborhood parks, projected demand for parkland at buildout would be 152.5 acres, as shown in Table 4.11-7. Including undeveloped areas that have already been designated for park development,

112.2 acres of the Planning Area are park land. This results in a future demand for an additional 40.3 acres, up from a deficit of 19 acres under existing conditions. Although development permitted pursuant to the proposed General Plan and Phase I Zoning is expected to result a need for additional parkland, there is a sufficient amount of vacant land to meet future parkland needs within the Planning Area. As shown in Table 4.11-8, there are approximately 248 acres of vacant land within the Planning Area.² Thus, even if approximately 80 percent of the vacant land (200 acres) were developed with urban uses, there would still be a sufficient amount of vacant land to meet the need for parkland.

Moreover, it should be noted that the Planning Area contains 294 acres of undeveloped public open space, which is publicly accessible through a large system of trails and complements the City's established park system. While not formally considered "parkland," this open space meaningfully contributes to the parks, recreation, and open space resources of the Planning Area and will continue to be preserved for this purpose in the future. When these assets are included in the park acreage ratio calculation, the City easily meets the park standard with a surplus of 253 acres of park and open space resources, even if additional park facilities were not added in conjunction with new development.

² Vacant land includes some open space lands.

Table 4.11-7: General Plan Planning Area Park Need and Provision for 2035

<i>Planning Area Characteristic</i>	<i>Value</i>
Buildout Population	30,500
Neighborhood Parks	
Existing Acres	19.3
2035 Acres Needed	61.0
Additional Acres Needed	41.7
Community Parks	
Existing Acres ¹	66.8
2035 Acres Needed	91.5
Additional Acres Needed	24.7
Total Parkland (excluding Open Space and Trail Areas)	
Acres Needed	152.5
Future Park Acres ²	112.2
Future Surplus or (Deficit)	(40.3)
Open Space and Trail Areas	
Existing Open Space ³	293.6
Total Parkland (including Open Space and Trail Areas)	
Acres Needed	152.5
Future Park Acres ²	405.8
Future Surplus or (Deficit)	253.3
Notes:	
1. Includes 23.4 acres of school park areas that are under a joint use agreement with the City, which is up for renewal in 2019.	
2. Future park acres include the acreage of existing and future planned parks under "Undeveloped Park Areas" in Table 4.11-5 above in the Physical Setting section.	
3. Includes San Juan Canyon and Water Dog Lake as shown in Table 4.11-5 above in the Physical Setting section.	

Source: City of Belmont, 2016; Dyett & Bhatia, 2016.

Table 4.11-8: Existing Land Uses in Planning Area

Existing Land Use Categories	City of Belmont Existing Uses Within City Limits		City of Belmont Existing Uses Outside City Limits		Total Planning Area	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Residential	1,384.9	46.9%	3.5	5.6%	1,388.4	46.0%
Commercial	64.7	2.2%	1.5	2.3%	66.1	2.2%
Office	69.9	2.4%	0.3	0.4%	70.1	2.3%
Mixed Uses	9.2	0.3%	0.3	0.4%	9.5	0.3%
Industrial	35.6	1.2%	44.6	72.0%	80.2	2.7%
Public and Community Facilities	212.6	7.2%	0.1	0.2%	212.7	7.0%
Parks and Open Space	377.3	12.8%	0.0	0.0%	377.3	12.5%
Vacant ¹	248.00	8.4%	0.3	0.5%	248.3	8.2%
Marsh	24.6	0.8%	0.0	0.0%	24.6	0.8%
Rights-of-Way	529.1	17.9%	11.1	17.9%	540.2	17.9%
Total	2,955.8	100.0%	61.5	100.0%	3,017.3	100.0%

Note:

1. Vacant land includes some open space lands.

2. Numbers rounded to the nearest tenth of an acre; totals may not sum precisely due to rounding.

Sources: City of Belmont, 2016; Dyett & Bhatia, 2016.

Policy 4.1-2 establishes the park acreage standard for the General Plan. Policies 2.10-1, 4.1-1, 4.2-1, and 4.4-5 in the proposed General Plan support the facilities performance standards established by the Parks, Recreation, and Open Space Master Plan. Policy 4.1-3 ensures compliance with the Quimby Act requiring development projects provide adequate land for parks, and Policy 4.7-1 requires the City to ensure that new development contributes park impact fees. These policies ensure that new parks are developed or existing parks are improved concurrently with any development that would generate an increase in park users in the vicinity. The precise location and programming of new park space is to be determined using the Parks, Recreation, and Open Space Master Plan, which the proposed General Plan requires to be updated following Plan adoption.

In addition, Policies 4.6-1 and 4.6-2 improve access to parks and the Belmont Creek. Policies 4.3-1 and 4.3-2 support more recreational programs in Belmont, and Policy 4.7-2 and 4.7-3 aim to find new funding sources for parks and recreation through public and private partnerships. Policy 4.2-3 supports maintaining the joint use agreement with BRSSD for public use of recreational facilities that is up for renewal in 2019, along with pursuing other joint use agreements with SUHSD and Notre Dame de Namur University. Action 4.1-2c also promotes the conversion of underutilized and vacant parcels to parks as appropriate.

Measure TL2 in the CAP requires the remake of urban landscapes to include Complete Streets strategies, including bike lanes and beautification. Improved streetscapes and active transportation infrastructure may provide recreational opportunities and gathering spaces that supplement existing parks and recreational facilities.

The Phase I Zoning would rezone various parcels within the Planning Area from Agriculture (an obsolete zoning district that does not reflect how land is currently used in Belmont) to Open Space

and Public (as appropriate), which will more clearly delineate parks and open space land within the Planning Area and clarify those areas' purposes. Although the developed park acres presently identified in the proposed General Plan will not be enough to satisfy the standard set by the proposed General Plan, as shown in Table 4.11-7, new parks will be planned and developed through impact fees charged to new development to ensure that the park acreage increases over time commensurate with growth, and, as discussed above, there is ample available land to meet this demand. Updating the Parks, Recreation, and Open Space Master Plan, a key implementation action of the proposed General Plan, will ensure that the City takes a focused look at where these new facilities can be sited and how they will be programmed. This Master Plan is the mechanism through which park impact fees are prioritized and allocated. Finally, when natural open space areas are included, the ratio of parkland to population greatly exceeds the standard currently and will at Plan buildout as well.

With adequate land ultimately available, a fee structure in place to generate funds necessary for creation of new parks commensurate with new development, and the supporting policies to ensure development of additional parks and proper siting and maintenance, the General Plan, Phase I Zoning, and CAP would have a less than significant impact on the physical and environmental quality of Belmont's parks.

Impact of Belmont Village Specific Plan and Village Zoning

As discussed in the Physical Setting section and shown in Table 4.11-9, the BVSP Area is rich in parkland, due to Twin Pines Park. However, to meet the standard of 3.0 acres of community parks and 2.0 acres of neighborhood parks, 2.2 acres of neighborhood parks need to be added to the BVSP Area. The General Plan policies discussed above apply within the BVSP Area, and BVSP policy 5.9-1, as listed below, calls for the addition of 2.2 acres of neighborhood parks in conjunction with other new development in the BVSP area. In addition, Policies 5.9-2, 5.9-3, and 6.3-3 support the development of new parks and community gathering spaces; and Policies 5.9-6 and 5.9-7 support improved connections to existing parks near the BVSP Area. Policies 5.9-5 ensure that parks in the BVSP Area are safe and accessible, and Policy 5.9-9 requires all development to comply with the City's parkland requirement.

As a result of implementation of the policies and zoning regulations of the BVSP, as well as the General Plan, Phase I Zoning, and CAP, the impact of the BVSP and associated zoning regulations would be less than significant.

Table 4.11-9: BVSP Planning Area Park Need and Provision for 2035

<i>Planning Area Characteristic</i>	<i>Value</i>
Buildout Population of BVSP Area	1,780
Neighborhood Parks	
Existing Acres	0.0
2035 Acres Needed	2.2
Additional Acres Needed	2.2
Community Parks	
Existing Acres ¹	19.9
2035 Acres Needed	3.4
Additional Acres Needed	0.0
Total Parkland	
Acres Needed	5.6
Future Park Acres	19.9
Future Surplus or (Deficit)	14.3
Notes:	
1. Acreage shown is for the entire park, which extends beyond the boundary of the Planning Area.	

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

- 2.10-1 Use the Parks, Recreation, and Open Space Master Plan to plan for future public facility and programming needs.

In addition, Policy 2.9-1, as listed under Impact 4.11-1 above.

Parks, Recreation, and Open Space Element

- 4.1-1 Use the Parks, Recreation, and Open Space Master Plan to define the vision, goals, and strategies for maintaining and improving Belmont's park system and to guide implementation efforts.
- 4.1-2 Strive to achieve and maintain a citywide standard of at least 5.0 acres of mini, neighborhood, and community parks per 1,000 residents, targeting a breakdown of 3.0 acres/1,000 residents for community parks and 2.0 acres/1,000 residents for neighborhood parks.

Action 4.1-2-a. Establish priorities for use of park impact fees and in-lieu fees to achieve and maintain the citywide parkland standard, based on needs and priorities identified in the updated Parks, Recreation and Open Space Master Plan.

Action 4.1-2-c. Pursue opportunities to convert underutilized parcels into mini parks or community spaces as is feasible,

prioritizing those in areas that are currently underserved.

- 4.1-3 Ensure that all development projects comply with the City's parkland dedication requirements, in accordance with the Quimby Act, to provide adequate land for parks, open space, landscaping, and trails in appropriate locations through the dedication of land or otherwise providing for mini-parks, planned trails, and other recreational space.
- 4.2-1 Review and update the types, amounts, and locations of community and recreation facilities as part of the Parks, Recreation, and Open Space Master Plan.
- 4.2-3 Continue joint use agreements with other agencies, institutions, and private organizations for public use of recreational facilities not owned by the City, especially in neighborhoods deficient in recreational facilities, if the joint use agreements can help meet the city's recreational needs and if the terms are favorable to the City.
- 4.3-1 Continue to provide recreational programs and services to serve the entire Belmont community.
- 4.3-2 Support other agencies, private organizations, and institutions that serve the Belmont community with recreational, social, and cultural activities.
- 4.4-5 Use the Parks, Recreation, and Open Space Master Plan to establish priorities for the protection, enhancement, and improvement of open space lands and trails for recreation purposes.
- 4.6-1 Maintain and improve access to parks and open space, especially in areas that lack land for additional parkland dedication and in areas where topography and lack of sidewalks inhibits easy pedestrian access to parks and recreation facilities.
- 4.6-2 Improve public access and connections to Belmont Creek. Promote use of this waterway corridor for passive recreation, education, and research.
- 4.7-1 Ensure that residential and nonresidential development projects contribute to the City's park, recreation, and open space resources commensurate with their impacts, through the Quimby Act and establishment and collection of park impact fees.
- 4.7-2 Continue to work with local, regional, and State agencies, nonprofit and community organizations, foundations, and grant sources to provide funding for Belmont's open space, parks, and recreation and assistance with maintenance and programming.
- 4.7-3 Support, where appropriate and feasible, partnerships with private businesses to conduct limited operations in park and recreation facilities (e.g. a concessions stand) to generate a revenue stream that may contribute to operations and maintenance costs.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.9-1 Strive to achieve provision of a minimum of 2.2 acres of neighborhood parkland across the Planning Area, recognizing that park space in urban, downtown environments may take the form of plazas, pocket parks, and flexible spaces.

- 5.9-2 Establish parks, recreation, and community facilities in the Village as activity centers and community gathering spaces through park activation techniques, such as programming, activities, and public art. Ensure, through careful design and programming, that parks and other outdoor community gathering spaces in the Planning Area contribute to the unique “placemaking” of the Village, especially within the Village Core and Station Core districts.
- 5.9-3 Establish a public plaza in the center of the Village Core, located adjacent to or in the median of 5th Avenue between Emmett and Waltermire streets. The plaza should emphasize high quality design in landscaping and materials, incorporating public art and unique placemaking elements, forming a central community gathering space at the heart of the Village Core district.
- 5.9-4 Require redevelopment of 215 Old County Road to include a publicly accessible community gathering space.
- 5.9-5 Ensure that parks and public spaces in and near the Planning Area offer a diverse range of amenities and are safe and accessible for the entire Belmont community.
- 5.9-6 Improve the physical and visual connections between the Village Core and Twin Pines Park to better integrate the park into the rest of the Village.
- 5.9-7 Enhance connections to parks and community facilities that are located within a half-mile of the Planning Area boundary using wayfinding techniques, such as signs and maps.
- 5.9-9 Ensure that all development projects comply with the City’s parkland requirements for development, including those established under the Quimby Act and the City’s Park Impact Fee. Require all development projects to comply with standards for their land use designation regarding privately owned public open spaces and common open space, in accordance with standards established by the Belmont Village Specific Plan.

Environmental Sustainability, Health, and Safety Chapter

- 6.3-3 Promote the development of new parks or public spaces in the Planning Area that provide both human and habitat services.

Proposed Climate Action Plan Measures that Would Reduce the Impact

- TL2 Remake urban landscape to ensure Complete Streets, with bike lanes, bike parking, traffic calming, beautification, etc. Continue to support Paper Trails and Safe Routes to School to encourage walking

Mitigation Measures

None required.

Impact

4.11-4 Buildout of the Proposed Project would result in the need for development of new parks and recreational facilities, but not in a manner which might have an adverse physical effect on the environment. (*Less than Significant*)

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

New park and facilities construction has the potential to negatively impact the environment. Impacts may include habitat disturbance and water pollution during construction, increased exposure of sensitive habitats to human activity and traffic, installation of impermeable surfaces, introduction of invasive species, and the conversion of open space that could otherwise have been preserved.

As Belmont's population increases, the city will need to develop additional park space and facilities in order to maintain the existing levels of park space per resident as well as to satisfy the proposed General Plan's park standards. With a projected population increase of about 4,100 residents, the total amount of new parkland required by 2035 would be 33.3 acres (see Table 4.11-7).

The proposed General Plan and Phase I Zoning focus development of new park land on underused and vacant parcels, minimizing impacts to undisturbed, undeveloped land. For example, Davey Glen Park is in the process of being developed from an undeveloped lot to a neighborhood park. Undeveloped land is protected from development by the Hillside Residential and Open Space and Open Space land use designations, and the associated Hillside Residential and Open Space, Open Space Public, and Open Space Privately-Owned zoning districts in the Phase I Zoning. Policy 2.9-1 requires the City to ensure that development standards require new development to support all required infrastructure, community facilities, and open space, and Policy 4.1-2 pursues opportunities to convert underutilized parcels into mini parks or community spaces as is feasible.

Other proposed policies, as discussed in Section 4.3 of this EIR, "Biological Resources," establish guidelines for construction practices, siting, and design that require protection of water quality, identification of sensitive environmental habitat, and the protection of sites determined to have high habitat value. Proposed policies also place prohibitions on wetland development and use of invasive species. In addition, there are policies specific to parkland development. Policy 2.3-4 requires new development to be within or adjacent to existing development, Policy 2.14-3 requires clear design standards for the interface between open spaces and development, and Policy 2.10-1 requires that plans for future recreational facilities are based on the Parks, Recreation, and Open Space Master Plan. Park and public facilities construction that would have the potential to adversely impact the environment would be required to undergo project-level environmental review.

Proposed policies discussed with Impact 4.11-3 promote the continued maintenance and enhancement of existing park land and partnerships that improve recreational access for residents. These policies will help to ensure that existing parks will function at their highest capacity, limiting the need to develop additional parks.

As discussed in Section 4.9-4 of this Draft Program EIR, implementation of the Proposed Project would result in an annual growth rate of 0.66 percent, which is below the 0.88 projected growth rate

for the region as a whole, and similar to the average annual growth rate that Belmont has experienced in since 2000 (0.64 percent). Therefore, the Proposed Project would not result in rapid or substantial population growth; accordingly, the Proposed Project would not result in a spike in demand for parks and recreational facilities that could cause such facilities to develop in a way that results in environmental harm. In addition, because Policy 4.1-2 concentrates park development on underutilized land while protecting sensitive resources, and because there is adequate available land in the City to meet the demand for new parks and recreation facilities on such underutilized properties, the development of parks and recreational facilities would not result in impacts to undisturbed land. Furthermore, any new park development would be subject to project-level environmental review.

As discussed under Impact 4.11-3, Measure TL2 in the CAP requires the remake of urban landscapes to include Complete Streets strategies, including bike lanes and beautification. Improved streetscapes and active transportation infrastructure may provide recreational opportunities and gathering spaces that relieve the use of existing parks and recreational facilities.

As a result of implementation of the proposed General Plan policies, Phase I Zoning regulations, and the CAP as described above and listed below, the impact would be less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP policies that further reduce the potential impact. BVSP Policy 6.3-3 requires the City to promote the development of parks that provide habitat services.

As a result of implementation of the policies of the proposed General Plan, CAP, and the BVSP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

Policies 2.3-4, 2.14-3, as listed under Impact 4.11-1 above. Also, Policy 2.10-1, as listed under Impact 4.11-3 above.

Parks, Recreation, and Open Space Element

- 4.4-1 Continue to designate and protect open space lands for the preservation of scenic areas, natural drainage ways, and plant and wildlife habitats; for outdoor recreation; and for public health and safety.

In addition, Policies 4.1-1, 4.1-2, 4.2-1, 4.2-3, 4.3-2, 4.4-5, as listed under Impact 4.11-3 above.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Environmental Sustainability, Health, and Safety Chapter

Policy 6.3-3, as listed under Impact 4.11-3 above.

Proposed Climate Action Plan Measures that Would Reduce the Impact

Measure TL2, as listed under Impact 4.11-3 above.

Mitigation Measures

None required.

Impact

4.11-5 Buildout of the Proposed Project would result in the need for provision of appropriate increases in other public facilities or staffing of those facilities, which could cause adverse environmental effects. (*Less than Significant*)

Impact of Proposed General Plan, Phase I Zoning, and Climate Action Plan

The projected addition of 4,100 residents by the buildout year would likely increase demand for library, city administrative, and other community facility services. Policy 4.2-2 ensures that these public services are improved and expanded to meet this demand as development occurs, and Policy 2.10-2 specifically supports improvements to the Belmont Library. Policy 2.3-4 requires new development to locate within or adjacent to existing development to make it easier for existing facilities to serve new development, and Policy 2.9-1 promotes new development to provide the required facilities. Development of new public facilities would require project-level environmental review as appropriate, ensuring that adverse environmental effects are avoided or mitigated.

The Phase I Zoning and CAP do not have elements that are distinct from the overall Proposed Project as it relates to this impact.

Based on implementation of policies in the General Plan, the impacts of the General Plan, Phase I Zoning, And CAP are less than significant.

Impact of Belmont Village Specific Plan and Village Zoning

The General Plan policies discussed above apply within the BVSP Area, and the BVSP and the associated zoning regulations do not have elements that are distinct from the overall Proposed Project as it relates to this impact, except for BVSP policies that further reduce the potential impact. BVSP Policies 5.9-2, 5.9-3, 5.9-4, and 5.9-5 encourage new activity centers and community gathering spaces in the BVSP Area, and Policy 5.9-7 encourages better connectivity to community facilities within one half mile of the BVSP Area, to improve access to these facilities.

As a result of implementation of the policies of the proposed General Plan and the BVSP, the impact of the BVSP and associated zoning regulations would be less than significant.

Proposed General Plan Policies that Would Reduce the Impact

Land Use Element

- 2.10-2 Support continued improvements to the Belmont Library, including sustainability and “green” building enhancements, to meet the diverse needs of the Belmont community, including children, teens, and seniors.

In addition, Policies 2.3-4, 2.9-1, as listed under Impact 4.11-1 above.

Parks, Recreation, and Open Space Element

- 4.2-2 Building on the needs assessment, improve the quality and quantity of public community facilities in Belmont.

Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact

Infrastructure and Public Services Chapter

- 5.9-8 Support the use of parks, recreation, and community facilities for a diversity of programming and activities to activate these spaces and to provide varied recreational opportunities for the entire Belmont community.

Policies 5.9-2, 5.9-3, 5.9-4, 5.9-5, and 5.9-7, as listed under Impact 4.11-3 above.

Proposed Climate Action Plan Measures that Would Reduce the Impact

There are no strategies in the Climate Action Plan that relate to this topic.

Mitigation Measures

None required.